

THE CORPORATION OF THE
TOWN OF PELHAM

BY-LAW NO. 3132 (2010)

Being a by-law to amend Town of Pelham
Zoning By-law No. 1136 (1987), as amended.
(764 and 766 Welland Road)

WHEREAS Section 34 of the Planning Act, R.S.O. 1990, as amended, provides that the governing body of a municipal corporation may pass by-laws to regulate the use of lands and the character, location and use of buildings and structures;

AND WHEREAS the General Committee, Planning Services Division, of the Town of Pelham has recommended that such a by-law be enacted;

AND WHEREAS the Council of the Town of Pelham has deemed it to be in the public interest that such a by-law be enacted;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF PELHAM ENACTS AS FOLLOWS:

1. THAT Schedule 'A2' to Zoning By-law No. 1136 (1987), as amended, is hereby amended by rezoning the lands identified as the subject lands on Schedules 'A' and 'B', attached hereto and forming part of this By-law, as follows:

- Part 1 from a Residential Village 1 RV1 Zone to a Public P-222 Zone;
- Part 2 from an Open Space OS-179 Zone to a Residential Village 1 RV1 Zone; and
- Part 3 from an Open Space OS-179 Zone to a Public P-222 Zone; and

2. THAT Section 30 - Exceptions of By-Law No. 1136 (1987) be amended by deleting subsection P-222(a)(iii) and adding the following subsection:

"P-222 (a)(iii) Minimum Parking Requirements 60 spaces."

3. That this By-law shall come into force and take effect pursuant to Sections 34(21) and 34(30) of the Planning Act, R.S.O. 1990, as amended.

READ A FIRST, SECOND AND THIRD TIME
AND FINALLY PASSED BY COUNCIL THIS
9TH DAY OF AUGUST, 2010 A.D.


MAYOR-DAVE AUGUSTYN


CLERK NANCY J. BOZZATO

EXPLANATION OF THE PURPOSE AND EFFECT OF BY-LAW NO. 3132 (2010)

The subject lands are located on the south side of Welland Road, lying between Church and Balfour Streets. The lands are legally described as Part Block C, Plan 16 (703), former Township of Pelham, now Town of Pelham.

The By-law rezones lands to reflect a transfer in ownership between 764 and 766 Welland Road. Lands are being rezoned to Residential Village 1 RV1 for residential use and to Public P-222 for a fire station. The By-law also amends the parking requirement of the Public P-222 Zone reflecting refinements in the design and use of proposed fire station.

File No: AM-03/10

Applicants: Paul Gilchrist & and Jennifer Wacasy and Town of Pelham

Assessment Roll Nos.: 2732 010 0151 16000 and 2732 010 015 11500

Planning Report No.: CAO-12/10